

▶ **FILE #:** 10-F-06-RZ

AGENDA ITEM #: 77

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): KNOXVILLES COMMUNITY DEVELOPMENT CORPORATION

TAX ID NUMBER: 82 N C 1-2,32-34 082NA021-025

JURISDICTION: City Council District 6

▶ **LOCATION:** Southwest and northeast sides S. Chestnut St., southeast side Louise Ave., northwest side Wilson Ave.

▶ **APPX. SIZE OF TRACT:** 4 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via S. Chestnut St., a minor collector street with 35' of pavement width within 45' of right of way, Wilson Ave., a minor collector street with 33' of pavement width within 55' of pavement width, or Louise Ave, a local street with 28' of pavement width within 45' of right of way. There is also an unnamed alley with 15' of right of way that traverses between these parcels.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** C-3 (General Commercial)

▶ **ZONING REQUESTED:** R-1A (Low Density Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Not an extension of R-1A zoning, but it is an extension of residential zoning from three sides.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Louise Ave. - Dwelling and vacant lot / C-3 (General Commercial) and R-1 (Low Density Residential)

South: Wilson Ave. - Park and dwellings / OS-1 (Open Space Preservation) and R-1 (Low Density Residential)

East: Dwellings / R-1 (Low Density Residential)

West: Dwellings / R-1 (Low Density Residential) and C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with dwellings and a park under R-1 and OS-1 zoning. To the north are some commercial uses, zoned C-3.

STAFF RECOMMENDATION:

▶ **APPROVE R-1A (Low Density Residential) zoning.**

R-1A zoning is compatible with surrounding development, is consistent with the One Year and Sector Plans and is a more appropriate zone for the current use on the site. Residential uses and zones are located on three sides of the subject property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. R-1A zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Residential uses and zones are located on three sides of the subject property.
3. The proposed R-1A zoning is compatible with surrounding development, is consistent with the One Year and Sector Plans and is a more appropriate zone for the current uses on the site.

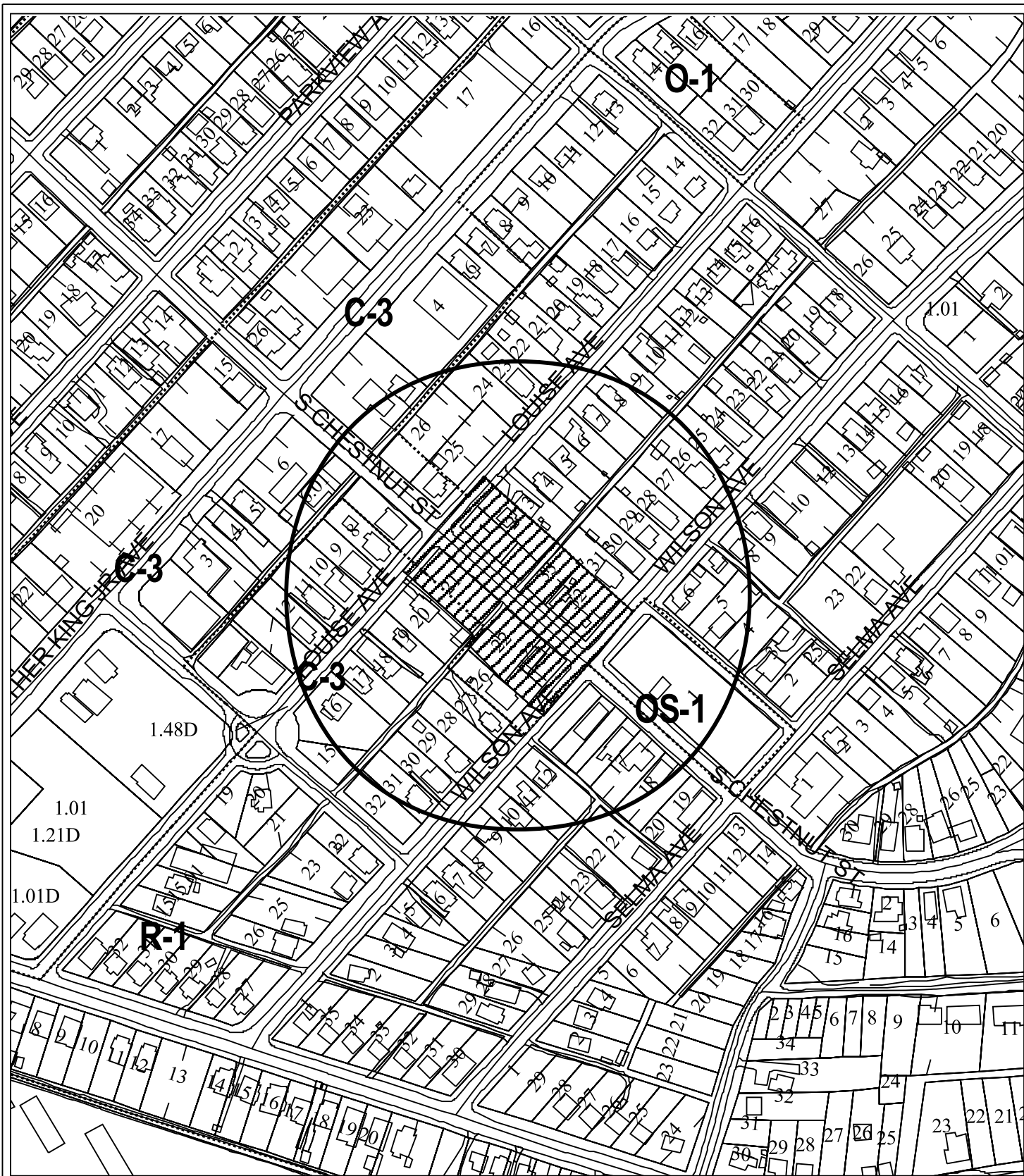
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and the City of Knoxville One Year Plan both propose low density residential use for the site, consistent with this proposal.
2. This request could generate similar requests for R-1A or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-F-06-RZ
REZONING**

Petitioner: City of Knoxville

Map No: 82

Jurisdiction: City



From: C-3 (General Commercial)
To: R-1A (Low Density Residential)

Original Print Date: 09/26/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902